



EPA REGION 3 BROWNFIELDS ASSESSMENT GRANT PROPERTY APPROVAL QUESTIONNAIRE FOR HAZARDOUS SUBSTANCE SITES

Grant Recipient: Business Development Corporation of the Northern Panhandle

Grant Number: BF-96345801-0

Date form is filled out: 02/03/2017 (REVISED 04/06/2017-Change in Property Ownership)

A. PROPERTY DESCRIPTION

1. Property Name: Central Machine Shop
2. Property Address: N. Main Street, Weirton, WV 26062
3. Acreage (if known): Approximately 10 acres
4. Is the site a brownfield, "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant?" **YES**
5. Describe the property's operational history and current use(s).
Weirton Steel Corporation constructed the Central Machine Shop in 1980 as a fueling and maintenance station for the corporation's operation fleet as well as operation equipment. The machine shop was for machining parts and maintaining equipment used in the mill and workers fueled and maintained vehicles in the adjacent Trucking Department.
6. Identify when and how the property potentially became contaminated.
Cleaning agents and fluids used in the maintenance of vehicles and operational equipment of the former steel making operations at Weirton Steel.
7. What kind of contamination is suspected? Hazardous Waste - Chemicals related to cleaning agents and fluids related to machining and vehicle fueling/maintenance operations.
8. Work to be done: **Phase I.** What is the estimated cost of the assessments? **\$4,000**
Work to be done: **Phase II.** What is the estimated cost of the assessments? **\$20,000**

B. REUSE POTENTIAL

1. Are there firm development plans for the property? Please describe.
Yes, a prospect is interested in utilizing the entire site to locate their USA operations.
2. Is the property an integral part of a local development plan?
Yes, the site is the first parcel of excess non-operational Arcelor Mittal Steel property in Weirton, WV.

3. Does the property have strong development potential as evidenced by past or present interest of a developer?

Yes, the BDC has a prospective business interest that has signed site lease agreement for the property.

4. Is there a commitment in place to fund the cleanup? If not, what are some potential sources of cleanup funding that can be used?

No. Potential sources considered are US EPA Cleanup Grants or WV DEP RLF.

C. PROPERTY OWNERSHIP

1. Who is the current owner of the property?

Business Development Corporation of the Northern Panhandle
324A Penco Road
Weirton, WV 26062
(304) 748-5041

If you own the property, please respond to questions a through f below:

- a. How was the property acquired? Bought outright
- b. When was the property acquired? Date: March 3, 2017
- c. Did you conduct All Appropriate Inquiry (AAI) or an equivalent Phase I assessment prior to the purchase? **YES.** Civil & Environmental Consultants, Inc. conducted the Phase 1 Assessment in accordance with ASTM International (ASTM) E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".
When/Date: February 28, 2017
Who performed the All Appropriate Inquiry?
Civil & Environmental Consultants, Inc.
4000 Triangle Lane, Suite 200
Export, PA 15632
- d. Describe your organization's relationship with all prior owners of the property and any familial, contractual, corporate, or financial relationships or affiliations that your organization may have had with the current or past owners or operators of the property. The Business Development Corporation (property owner) has had no relationship with the prior owners.
- e. Did disposal of any hazardous substances occur after you acquired the property? **NO**
- f. Describe what you are doing to provide appropriate care to address hazardous substances that may be on the property. The entire plant footprint is fenced in and gate locked.
2. Was your organization ever an owner, operator, or lessee of the property? **NO**

3. Did your organization cause, contribute or arrange for the disposal of or releases of hazardous substances at the property in any way? **NO**
4. Describe the current owner's role in the assessment and cleanup of the property. **NA**
5. Will the current owner allow access to the property to conduct the assessments? **YES**

D. SITES NOT ELIGIBLE FOR FUNDING

1. Is the property listed (or proposed for listing) on the CERCLA (Superfund) National Priorities List?
NO
2. Is the property subject to a unilateral administrative order, court order, administrative order on consent, or judicial consent decree issued to or entered into by parties under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)?
NO
3. Is the property subject to the jurisdiction, custody, or control of the U.S. government?
NO

*Note: If the answer is YES to any part of the above (D.1 – 3), the property is **not** eligible.*

E. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

Certain properties cannot be approved without a "Property-Specific Determination." Please answer the following questions to the best of your knowledge:

Is the property subject to a planned or **ongoing** CERCLA removal action? **NO**

6. Has the property been the subject of a unilateral administrative order, court order, an administrative order on consent, or judicial consent decree, **or been issued a permit** by the U.S. or an authorized state under CERCLA, the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? **YES**
4. Is the property subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and has there been a corrective action permit or order issued or modified to require corrective measures? **YES**
5. Is the property a land disposal unit that has filed a RCRA closure notification under subtitle C of RCRA and is subject to closure requirements specified in a closure plan or permit? **NO**
6. Has the property had a release of polychlorinated biphenyls (PCBs) and is subject to remediation under TSCA? **NO**

7. Has the property received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund? **NO**

Note: If the answer is YES to any of the above (E. 1-6), a property-specific determination is required. Please contact your EPA Project Officer for additional information.

APPROVALS (EPA STAFF ONLY)

If required,

Date of enforcement screen: _____

Date and Name of EPA Attorney Consultation: _____

Site eligible for grant funding for site assessment activities. ☐ YES ☐ NO

Project Officer

Date:

Site ID Number Assigned: _____